



0% SHARED  100% SHARED

FROM THE SINGLE FAMILY DWELLING TO THE CHINESE COMMUNIST WORK LIVE SCHEME, THE DANWEI THERE IS A RANGE OF WAYS TO SHARE OWNERSHIP AND SPACE. BY REVIEWING METHODS OF SHARED LIVING THROUGH VARIOUS LEVELS OF PRIVATE SPACE IT CAN BE UNDERSTOOD THE BENEFITS PUBLIC SPACE CAN BRING TO AN AFFORDABLE HOUSING SCHEME ECONOMICALLY, SUSTAINABILITY AND SOCIALLY.

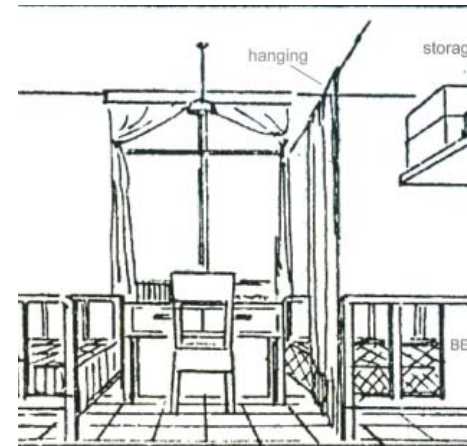
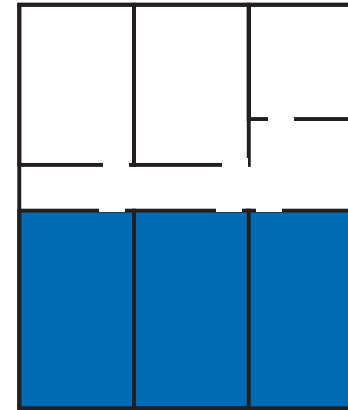


CONTENTS

- 2-3 DANWEI
- 4-5 SHINDLER HOUSE
- 6-7 CLERMONT MONASTERY
- 8-9 YAKULT HOUSING
- 10-11 CAMPDEN HOUSE CHAMBERS
- 12-13 GO HOME
- 14-15 TIETGEN STUDENT DORMITORY
- 16-17 SUN AND WIND
- 18-19 COHOUSING
- 20-21 KITAGATA APARTMENTS
- 22-23 MASTERTON HOME
- 24 COMPARISON DIAGRAM
- 25 CONCLUSION
- 26 REFERENCES



PLAN

0% SHARED  100% SHARED

Communist China Work/living scheme

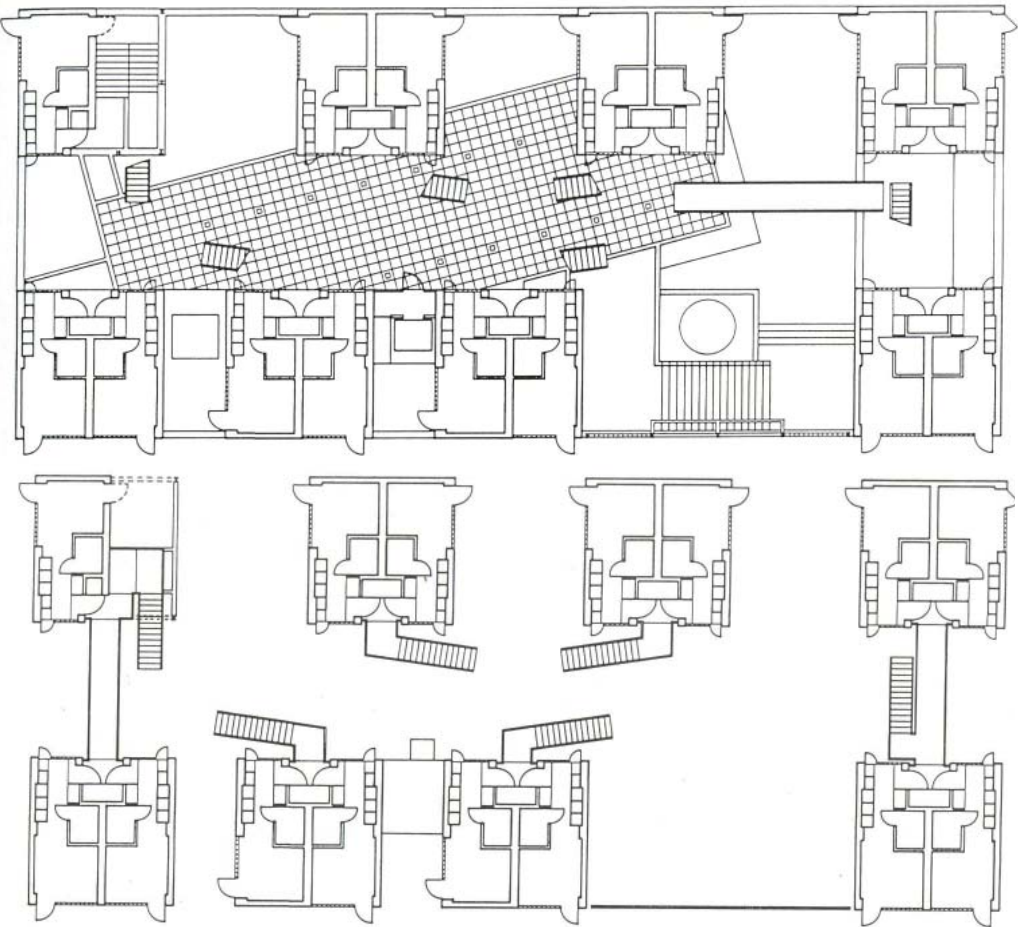
A company would provide housing for its employees and families. In some schemes entire communities would be provided including schools, child care and store. The housing would be bedrooms shared with other employees or with family and shared bathroom, kitchen and living areas.

Pro- a complete sense of community is created

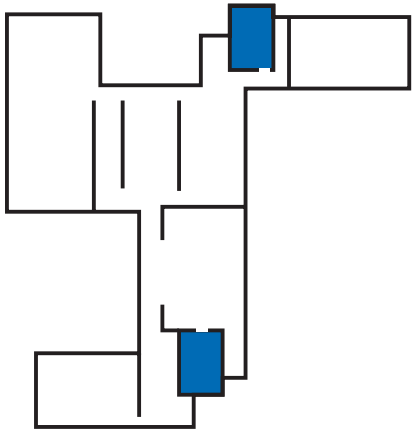
- financial ease as housing is relative to employment
- family is considered, and a better respect for the company created
- employees more likely to remain in same company

Con- people don't want to see the same people say in and out

- company has control over many aspects of life including, schooling
- not much privacy even in personal areas such as bedroom
- very monitored system of living and allowed control of companies and communist government policies



PLAN



“The Schindler House is laid out as two interlinking “L” shaped apartments (referred to as the Schindler and Chase apartments) using the basic design of the camp site that he had seen a year before. Each apartment was designed for a separate family, consisting of 2 studios, connected by a utility room. The utility room was meant to serve the functions of a kitchen, laundry, sewing room, and storage. The four studios were originally designated for the four members of the household (Rudolf & Pauline Schindler and Clyde & Marian Chase). The house also has a guest studio with its own kitchen and bathroom. The house, at just under 2,500 square feet (230 m2), sits on a 20,000-square-foot (1,900 m2) lot..”

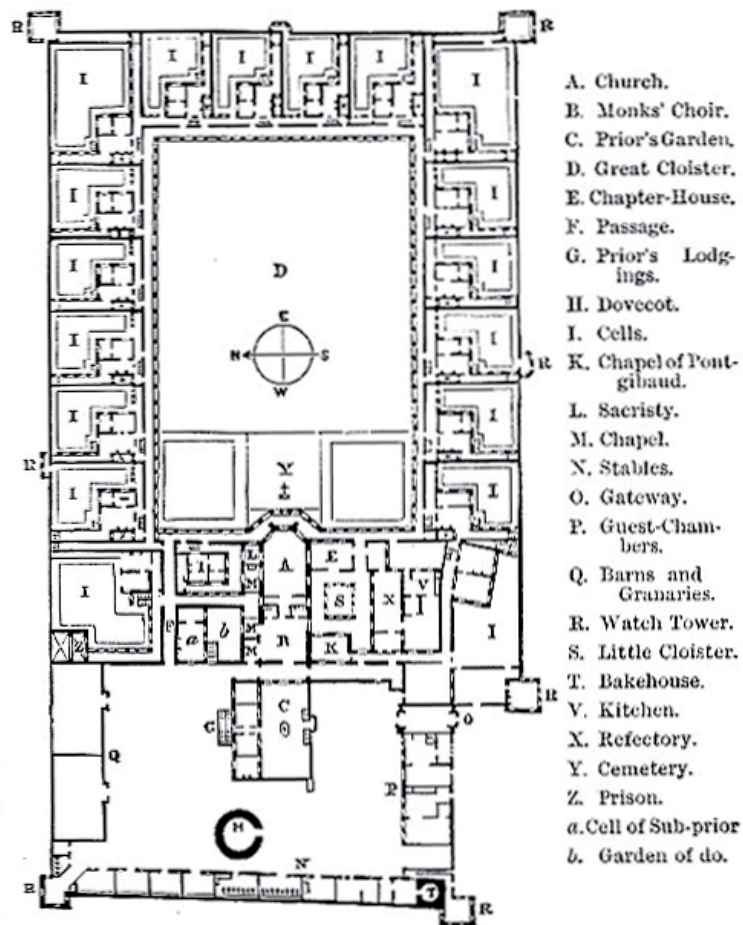
- Benefits
- Work and live at same place
 - Reduced workload on house chores
- Cons
- Intimate relationship with another family, be hard to sell separately

TABLE 15.3 Three Types of Territories Established and Protected by Individuals and Groups

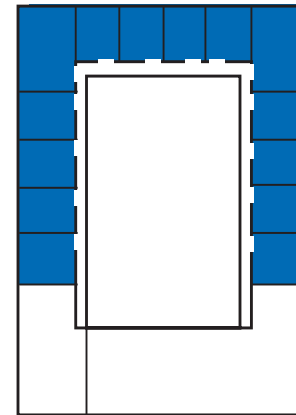
Type	Degree of Control	Duration of Claim	Examples
Primary	High: Occupants control access and are very likely to actively defend this space.	Long-term: Individuals maintain control over the space on a relatively permanent basis; ownership is often involved.	A family's house, a bedroom, a clubhouse, a dorm room, a study
Secondary	Moderate: Individuals who habitually use a space come to consider it “theirs.” Reaction to intrusions is milder.	Temporary but recurrent: Others may use the space, but must vacate the area if the usual occupant requests.	A table in a bar, a seat in a classroom, a regularly used parking space, the sidewalk in front of your home
Public	Low: Although the occupant may prevent intrusion while present, no expectation of future use exists.	None: The individual or group uses the space only on the most temporary basis and leaves behind no markers.	Elevator, beach, public telephone, playground, park, bathroom stall, restaurant counter

SOURCE: The Environment and Social Behavior by Irving Altman, Brooks/Cole Publishing Company, 1976.

THE SHINDLER HOUSE CONFUSES THE PRIMARY TERRITORY FELT BY INDIVIDUALS WITHIN THEIR FAMILY HOME AND WOULD FORCE THEM TO EVALUATE THEIR VIEWS ON PERSONAL SPACE AS THEY HAVE LOST THEIR TERRITORIAL CONTROL. A SENSE OF OWNERSHIP CHANGES BY A SHIFT IN THE TRADITIONAL DOMESTIC SINGLE FAMILY DWELLING



PLAN

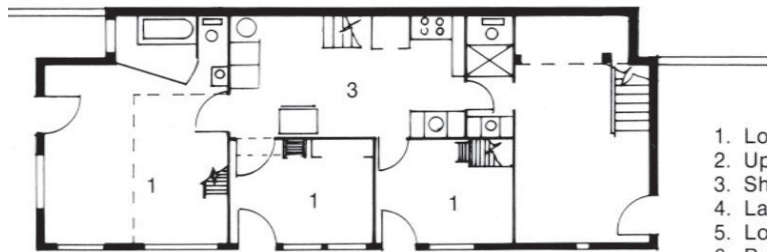
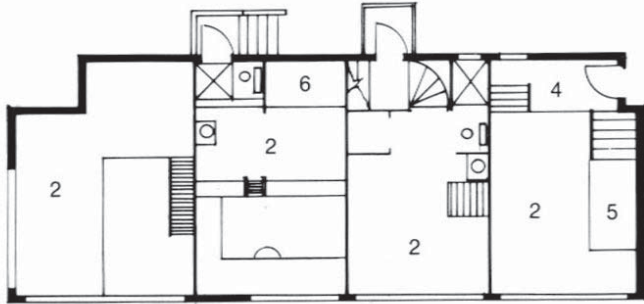


"Number of cells surrounding the great cloister is 18. they are all arranged on a uniform plan. Each little dwelling contains three rooms: a sitting-room (C), warmed with a stove in winter; a sleeping-room (D), furnished with a bed, a table, a bench, and a bookcase; and a closet (E). Between the cell and the cloister gallery (A) is a passage or corridor (B), cutting off the inmate of the cell from all sound or movement which might interrupt his meditations."



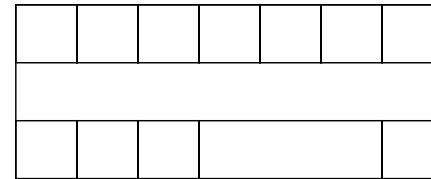
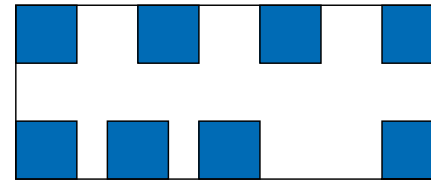
Pros- the design allows the solitude needed for a monastery
- while the separated sleeping zones the building projects ideas of groups as communal areas for all other area

Cons- the centralised courtyard has restrictions on how much freedom, an individual will feel, also the feeling of being observed constantly



1. Lower level of private unit
2. Upper level of private unit
3. Shared kitchen
4. Landing
5. Loft bed
6. Built-in bed

PLAN



The Yakult company has provided housing for its employees at a close distance to its workplace. The building consists of two storey, self contained housing blocks spread out on top of a lower storey of community facilities including childcare, laundry and a common room.

This concept of ownership differs in that the company owns the building, and provides it as part of a wage to its workers. The workers may occupy the units and take advantage of the facilities as long as they are employed by the company.

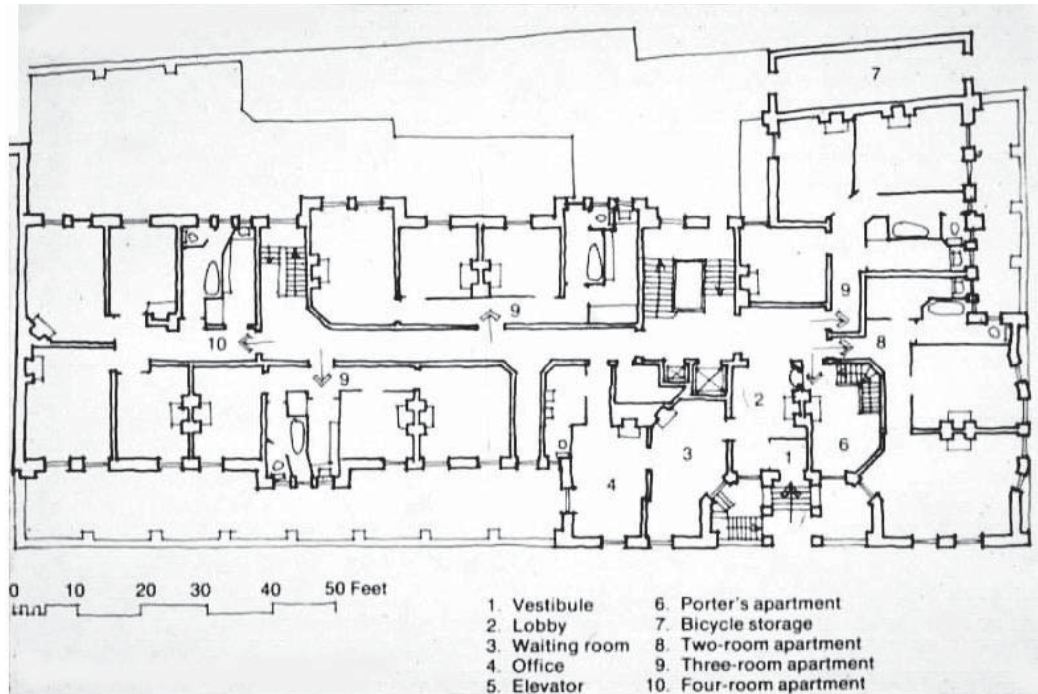
Pros

- community facilities provided
- privacy / sharing can be determined by the residents.

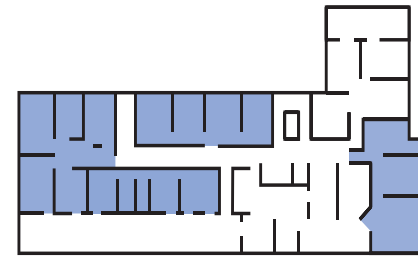
Cons

- must stay with the company to keep the home

0% SHARED  100% SHARED



PLAN




Catering flats are designed as self contained units in a large apartment block with the notable exception of a kitchen. Household services including meals are charged at a fixed price and access to the communal facilities are included as part of the rent. Each floor consists of several individual units and several shared spaces, such as dining rooms, billiards rooms, drawing rooms and servants facilities. The flats are designed for a more affluent segment of society, with busy lifestyles and reasonably high incomes. As such, this example is probably not appropriate in its existing form as an option for affordable housing in Sydney.

Pros

- Suits busy city lifestyle
- Social interaction encouraged through use of common rooms.
- enlarged living area at reduced cost


Cons

- reduced private space
- no option of self prepared meals / services, therefore higher cost.

0% SHARED  100% SHARED



PLAN

0% SHARED  100% SHARED

The Go Homes are designed to provide affordable housing which includes work space. It consists of a row of 4 joined terrace houses, each with its own access to outside. Each house contains a bedroom and private living and working area. The kitchen is at the centre of the Go Homes and is the shared space. In an age where the average household is decreasing in size and the ability to work from home is becoming more common, this type of housing could prove highly suitable for Sydney.

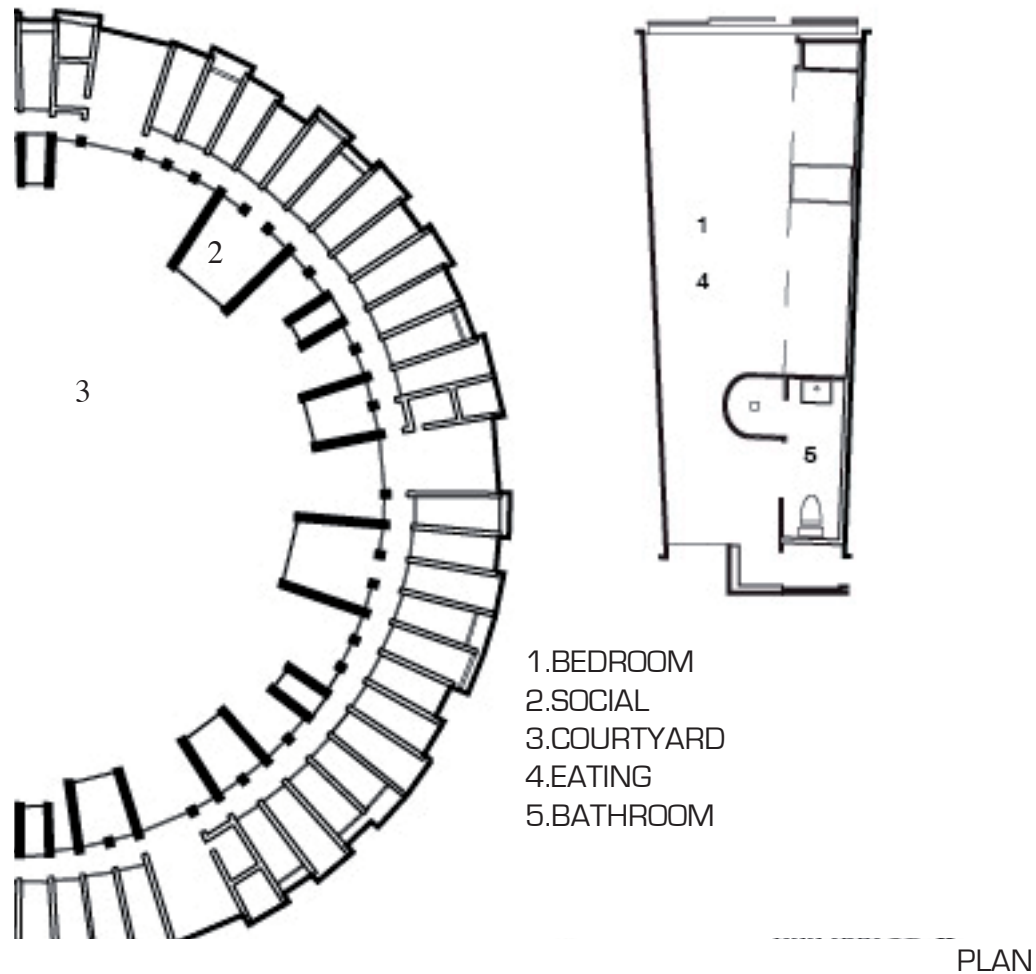
Pros

- Ability to work from home
- Suitable size for single person
- Costs of house minimized

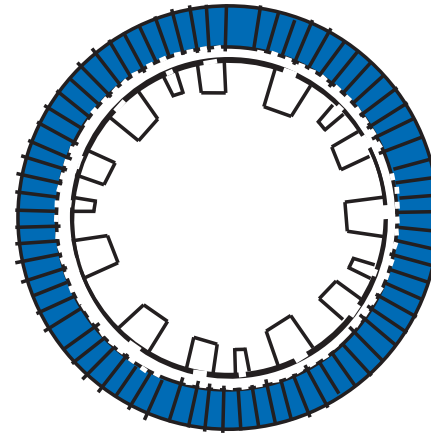
Cons

- Have to share a kitchen.
- Not suitable for a larger households





0% SHARED 100% SHARED



Singular cell student dormitory

Private cells wrap around student courtyard and social areas.
Shared to private relationship creates an open air courtyard that has the feeling of ownership for the students, as their privacy creates the divide.

Pro - Students have social area and develop interactions, small rooms push people out into the courtyard

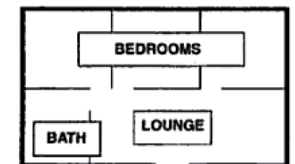
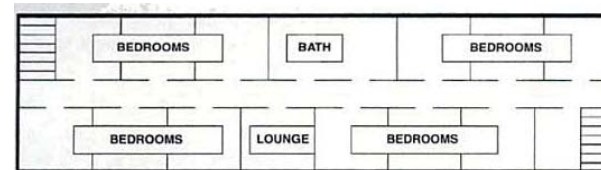
Con- the completely sealed off courtyard creates problems between the exterior and interior, public spaces.

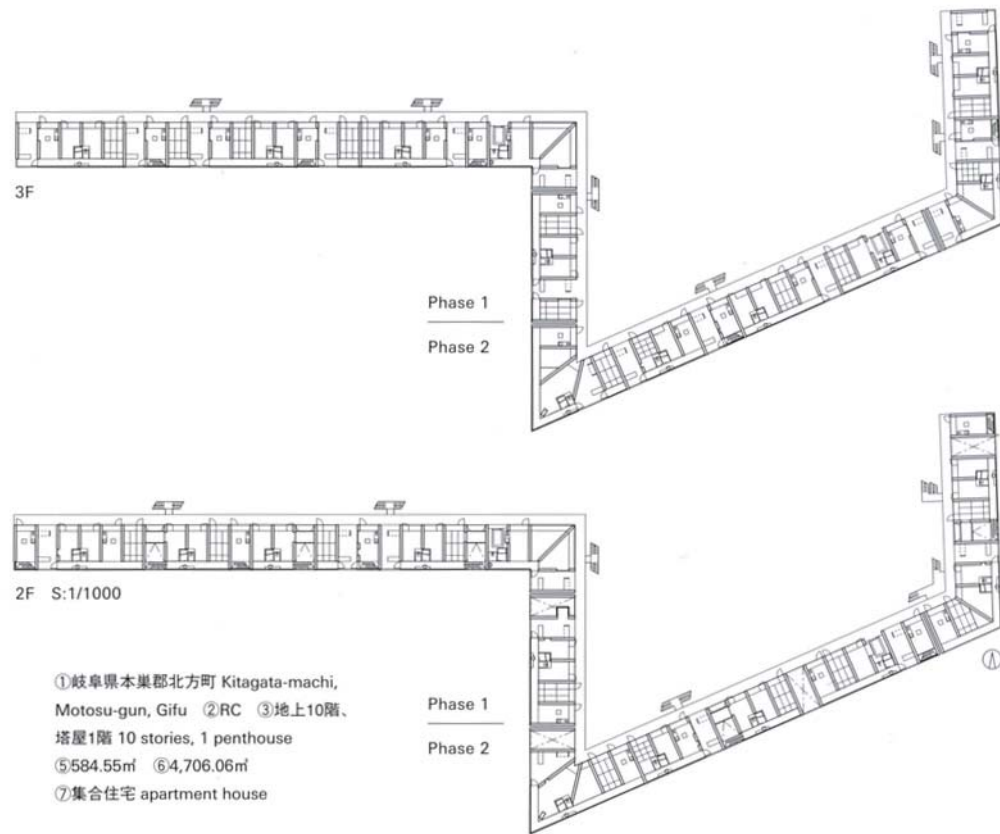


CORRIDOR VS SUITE

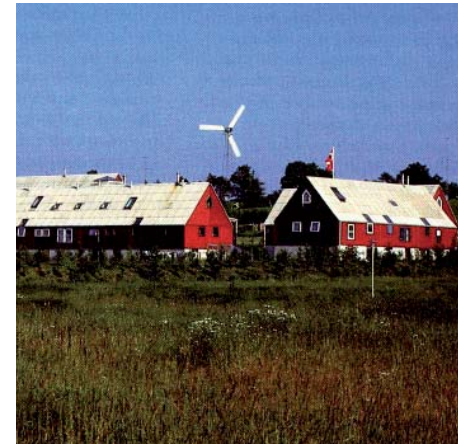
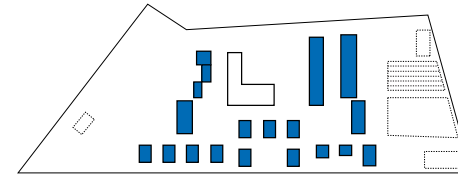
THE SOCIAL INTERACTION EFFECTS OF UNI DORMS HAS BEEN STUDIED BY BAUM AND VALINS AND DISCUSSES HOW THE CORRIDOR DESIGN LEADS TO UNWANTED AND INCONVENIENT INTERACTIONS AND CAUSES A WANT TO AVOID PEOPLE. EFFECTS OF LIVING WERE ALSO NOTED IN DISCUSSIONS WHEN A CORRIDOR STUDENT BECAME MORE RESILIENT TO PUT DOWNS.

BY COMPARING, CORRIDOR TO SUITES THE BENEFITS CAN BE SEEN IN UNDERSTANDING HOW PUBLIC PLACES MAY NOT ENCOURAGE INTERACTION JUST BECAUSE VARIOUS PEOPLE SHARE.





PLAN



The Sun and Wind development takes the idea of ownership to include ownership of energy infrastructure. A small village of self contained houses are arranged around a central multi-purpose common building and work shed.

About 40% of the village's energy needs are met by a solar panels and their own windmill. They also have their own solid waste incinerator and central gas furnace.

Also included in the village is an extensive vegetable garden and recreation areas.

Residents don't buy houses here, instead they invest in the company. Any changes or further development of the site is decided upon and carried out by the residents themselves.

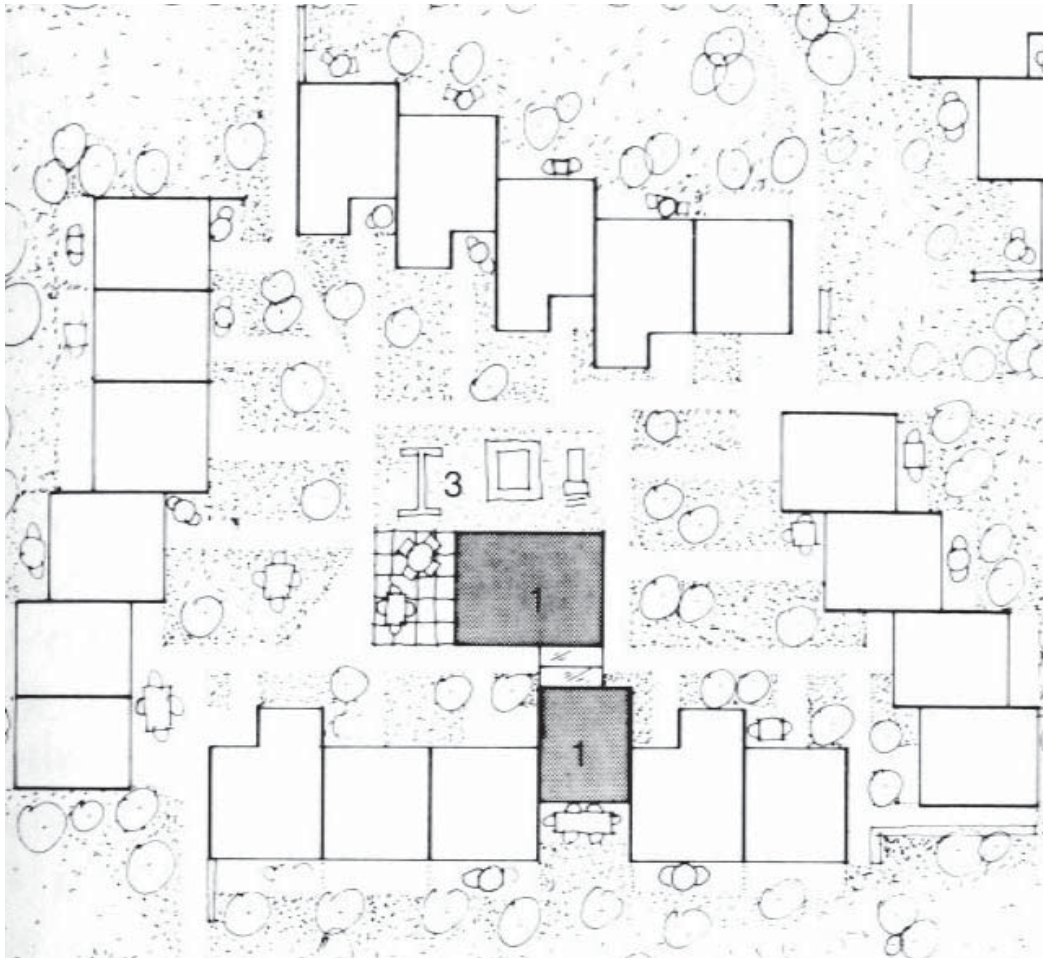
pros

- high level of community support and interaction
- reduced energy consumption
- privacy depends on residents desire


cons

- high floor space ratio

0% SHARED  100% SHARED

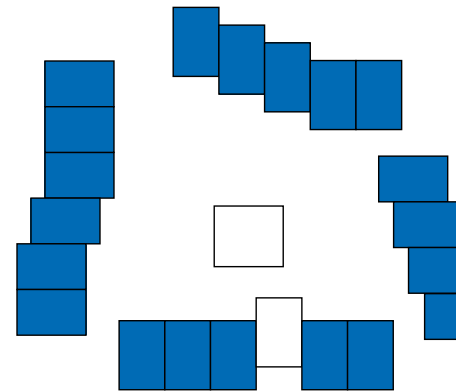


PLAN

0% SHARED  100% SHARED

SHARED/PRIVATE DIAGRAM

TEXT



Designed to overcome the isolation and impracticality of traditional single family dwellings. Cohousing combines the advantages of community co-operation, yet retains the autonomy of private residences. Many cohousing developments are owned by the residents as a limited equity company. Others consist of privately owned houses with access to the shared facilities. In either case the residents are actively involved in planning and managing the community. Each community consists of a series of houses, usually surrounding a central common space, containing shared facilities such as recreation areas and a dining hall. Many cohousing development also have shared vegetable gardens.

Pros

- Strong community building
- Residents consult and work together to realise their ideal way of life.
- Domestic and community responsibilities can be shared among residents.
- Level of privacy dependent on individuals desire.

Cons

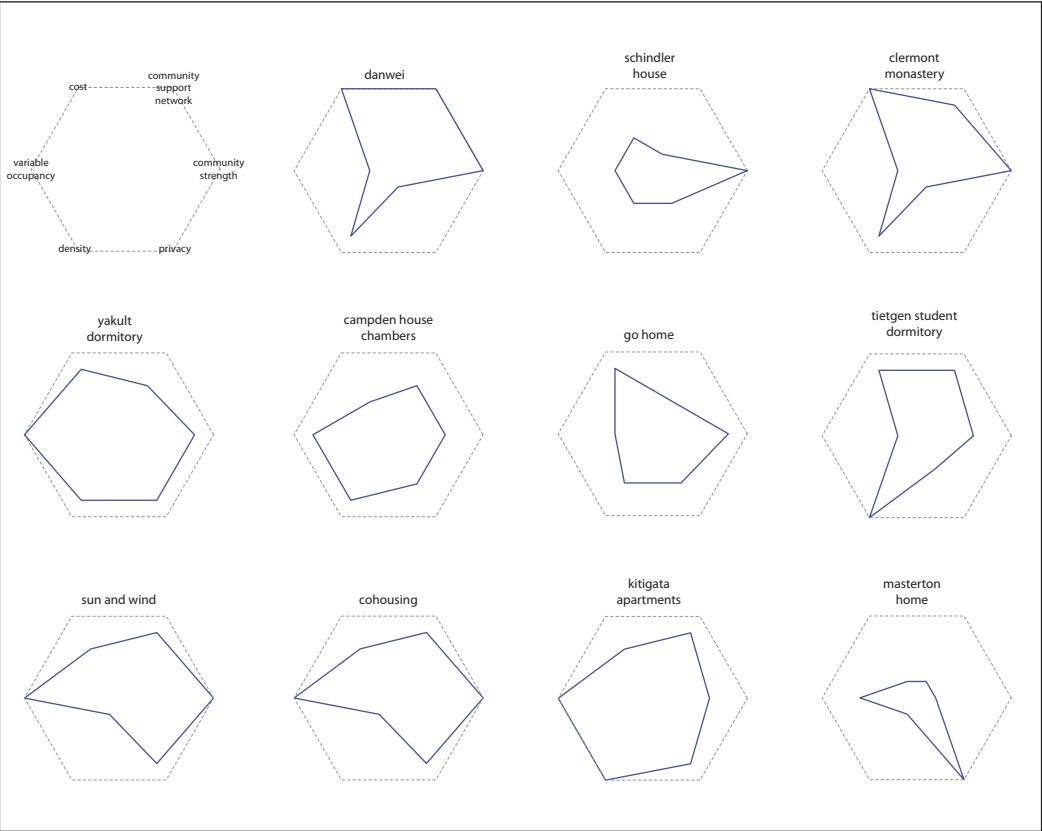
- Very low floor space ratio not suitable for urban location

SPACE BETWEEN HOUSE AND STREET

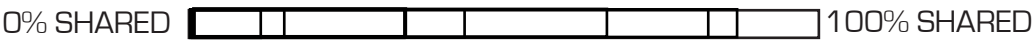
THE FRONTAGE BETWEEN HOUSE AND STREET, CAN BE BROKEN DOWN BY A PORCH, THE LARGE PORCH WITH COMMUNAL SEATING AREAS ACTS TO ENCOURAGE SENSE OF COMMUNITY THROUGH BUILDING INFORMAL RELATIONSHIPS WITH NEIGHBOURS. ALTERNATIVELY THE PORCH CAN ACT AS A BREAKOUT SPACE FOR MEMBER WITHIN THE HOUSEHOLD.

COMPARISON DIAGRAM

ALL PRECEDENT STUDIES

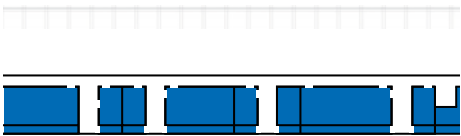


building	cost	Community Support network	Community Strength	privacy	density	Variable occupancy
Danwei Work/Live Scheme	very low	very large	Very strong	Very Exposed	Dense	Very limited
Schindler House	moderate	Very small	Very strong	Exposed	Sparse	Limited
Clermont Monastery	very low	Large	Very strong	Very exposed	Dense	Very limited
Yakult Dormitory	low	moderate	Strong	Private	Dense	Highly variable
Campden House Chambers	high	moderate	Moderate	Moderate	Dense	Variable
Go Home	low	small	Strong	Moderate	Moderate	Limited
Tietgen Student Dormitory	low	large	Moderate	Exposed	Very dense	Very limited
Sun and wind	moderate	large	Very strong	Private	Very sparse	Highly variable
Cohousing	moderate	large	Very strong	Private	Very sparse	Highly variable
Kitigata Apartments	moderate	Large	Moderate	Private	Very dense	Highly variable
Masteron Home	high	Very small	Weak	Very private	Very sparse	Variable
ARC	n/a	large	strong	n/a	Very sparse	n/a



SHARED/PRIVATE DIAGRAM

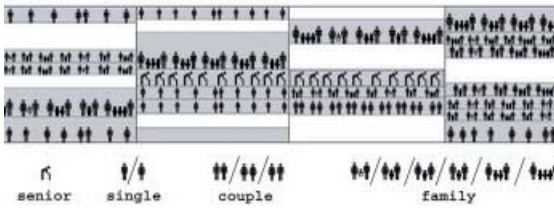
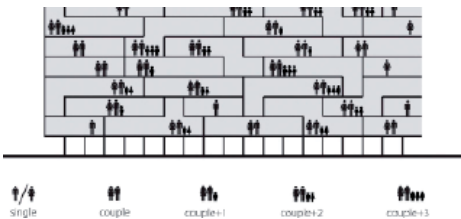
TEXT



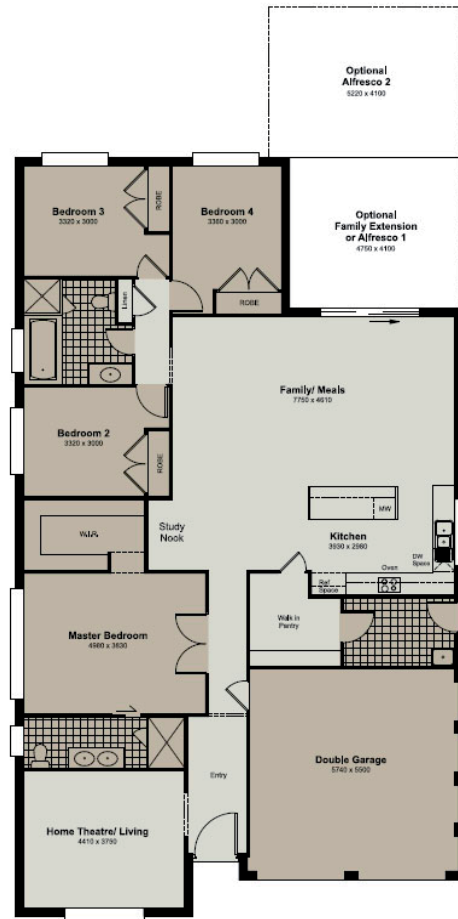
The Kitagata Apartments, are various sized interlocking apartments, built with intersecting terraces of open shared space. Each apartment has multiple entrances, and it was envisioned by the architect that the public corridor might also act as a private corridor to the personal users. The architects intentions aim to create interactions between neighbours, the units are designed in various sizes promoting different demographics within the one block, similarly to the MVRDV Silodam, Amsterdam project.



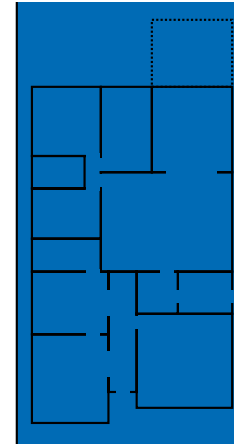
The benefits of both projects, is the combined demographic and public private mix within the block, while maintaining the perceived appearance of a standard apartment block.



THE COMPARATIVE NEIGHBOURHOOD DIAGRAM SANAA AND MVRDV BOTH REPLICATE VARIATION WITHIN THE BLOCK



PLAN



An example of the great Australian dream; a quarter acre block with a house, designed specifically for the nuclear family. Suburbs on Sydney's fringe are currently growing rapidly, due to our constant desire to own this type of home; all private - a sectioned off piece of the earth all to yourself and your family.

Community interactions are limited and not encouraged. The idea of your own privately owned backyard - a place for your kids to kick the ball around - endures despite the ever diminishing parcels of land and the ever increasing sizes of our houses.

Pros

- high level of privacy
- privately owned outdoor areas

Cons

- increasingly poor access to services
- lack of community

CONCLUSION

TEXT

In the looming Sydney housing crisis where higher density housing is at a premium, there exists a need for the construction of a more diverse range of housing, catering for the shifting household demographics. In this housing climate a rethink of housing ownership is necessary. To add to this problem, Sydney now stands as one of the most expensive cities in the world in which to buy a house. Whilst a consideration of alternative modes of ownership can't solve all of these issues, they can begin to address them.

The current suburban sprawl of Sydney continues unabated because of the perceived benefits of suburban living. Such perceived benefits include living in a safe community and having more space, especially when raising children, and the security of having a house and piece of land of one's own.

This continuing suburban sprawl is unsustainable, and a higher density of living must be achieved in Sydney. The perceived benefits of suburban living are somewhat illusory, and can also be achieved through different ownership models in higher density arrangements.

Popular culture dictates that living in a suburban neighbourhood of home owners is the ideal, because people are more likely to be respectable, law abiding citizens who will create a safe community.

The reality is that in suburbia, many residents don't really get to know their neighbours very well at all. In contrast, a higher density of living, with shared ownership of common spaces and facilities can offer a much better community culture, whilst at the same time reducing the cost of housing, and allowing people a foothold in the housing market. Shared ownership of common areas like parks and gardens, and common services like laundry, cooking and child care can help to create safe, vibrant and close knit communities.

SYDNEY CASE STUDY

ARC- ADDISON ROAD COMMUNITY

MARRICKVILLE

The community centre is a not for profit organisation containing various co-ops to service the Marrickville community. It ranges from childcare, garden, reverse garbage and acts to create a sense of community within Marrickville. The centre allows residents to feel a sense of ownership to a public space, and a level of social contribution through "giving back to the community".



0% SHARED

100% SHARED

REFERENCES

DANWEI
Danwei: the changing Chinese workplace in historical and comparative perspective-
<http://books.google.com.au/books?id=aQUDNDjilRAC&pg=PA169&lpg=PA169&dq=DANWEI&...>

SCHINDLER HOUSE
http://www.fosh.org/kings_road.html
www.makcenter.org/MAK_Schindler_House.php

CLERMONT MONASTERY
<http://www.1902encyclopedia.com/A/ABB/abbey-18.html>

YAKULT HOUSING
Broto, C. 1999, *New Housing Concepts*, Leading International Publishing Group, Barcelona

CAMPDEN HOUSE CHAMBERS
Franck, K.A. 1991, *New Households, New Housing*, Van Nostrand Reinhold, NY

GO HOME
Franck, K.A. 1991, *New Households, New Housing*, Van Nostrand Reinhold, NY

TIETGEN STUDENT DORMITORY
<http://www.sharearchitecture.co.nz/tietgen-dormitory-denmark-lundgaard-tranberg-p-239.html>

SUN & WIND
McCamant, K & Durett, C., *Cohousing: A Contemporary Approach To Housing Ourselves*, 2nd edn, 1994.

COHOUSING
Franck, K.A. 1991, *New Households, New Housing*, Van Nostrand Reinhold, NY

KITIGATA
<http://gifuprefecture.blogspot.com/eng.archinform.net/projekte/7938.htm> - United States

MASTERTON HOMES
<http://www.masterton.com.au/MASTERTON/LIVE/RESOURCES/OTHER/PreReleases/Aug2009/Destiny%20Flyer.pdf>



0% SHARED 100% SHARED

ROB HARRISON

KIMBERLEY MERLINO

